

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 113
TUESDAY, NOVEMBER 1, 2005
10:00 A.M.**

Commissioners Present: Larry Hudkins, Chair
Deb Schorr, Vice Chair
Bernie Heier
Bob Workman
Ray Stevens

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Trish Owen, Chief Deputy County Clerk
Kristy Mundt, Deputy County Attorney
Ann Taylor, County Clerk's Office

The Chair opened the meeting at 10:05 a.m.

AGENDA ITEM

**1 APPROVAL OF THE STAFF MEETING MINUTES OF THURSDAY,
OCTOBER 27, 2005**

MOTION: Heier moved and Stevens seconded approval of the Staff Meeting minutes dated October 27, 2005. Heier, Schorr, Stevens and Hudkins voted aye. Workman abstained from voting. Motion carried.

2 ADDITIONS TO THE AGENDA

None were stated.

**3 WAGON TRAIN ESTATES (SPECIAL PERMIT NO. 05038, SPECIAL
PERMIT NO. 05039 AND PRELIMINARY PLAT NO. 05013)- Mike
DeKalb, Planning Department; Larry Worrell, County Surveyor**

Schorr said she has declared a conflict of interest because the applicants are represented by legal counsel who are law partners of her husband.

Mike DeKalb, Planning Department, gave a brief overview of the request and setback requirements under Agricultural (AG) and Agricultural Residential (AGR) zoning. He also gave a brief explanation of what is permitted in the "dog leg" (the L shaped) portion.

Charles Humble, attorney representing the applicants, appeared and presented a plan reducing the number of acreages in the development from six to five and increasing the lot setbacks (Exhibit A).

Lyle Loth, Engineering Planning Surveying (ESP), said a private roadway to serve the lots has been eliminated and all of the lots will need to take access off 96th Street or Wagon Train Road.

Larry Worrell, County Surveyor, said he would prefer to see a combined access for Lots 4 and 5.

Humble said the owners would accept that change.

Workman asked whether any consideration was given to a four lot layout.

Humble said yes, but this was the preferred layout.

Loth said the lots would be long and narrow and access would be off a private driveway or roadway or Wagon Train Road. A frontage road would need to be constructed if access was off Wagon Train Road, which would be costly.

Workman suggested an internal road on the north side of the east leg to service three lots. He said the houses could be located south of the road, giving a larger buffer to Game and Parks, and the fourth lot could be the "dog leg" with a building envelope on the southern portion and a larger buffer at the top.

Hudkins noted that changes to the layout could effect the marketability of the lots.

Brief discussion also took place regarding water concerns. Loth said the owners intend to drill a test well and if an adequate water supply cannot be found, they will pursue a rural water system connection.

DeKalb said the Board could request reports on groundwater availability before giving approval.

Schorr exited the meeting at 11:07 a.m.

Hudkins asked whether the owners could stock the "dog leg" with cattle under AGR zoning.

DeKalb said they could.

Hudkins asked what distance hunters would have to maintain.

DeKalb said State Statutes regarding animal confinement would apply.

Heidi Hornung-Scherr, 10000 Wagon Train Road, appeared and cited a Nebraska Attorney General's opinion, dated January 31, 1977, which defines a livestock feedlot as a fenced, permanent, dry lot area containing or designed to contain a substantial number of livestock (Exhibit B). She also addressed the following issues: buffers, access and water.

Kristy Mundt, Deputy County Attorney, noted that three resolutions are scheduled on the 1:30 p.m. Board of Commissioners Meeting agenda. She advised the Board to take each separately and to go through them condition by condition and specify any changes they want incorporated.

Humble said he will offer the revised proposal at the meeting.

Workman requested a revised map showing the 600' buffer.

4 ADJOURNMENT

MOTION: Stevens moved and Workman seconded to adjourn the meeting at 11:40 a.m. Stevens, Heier, Workman and Hudkins voted aye. Schorr was absent from voting. Motion carried.

Bruce Medcalf
Lancaster County Clerk